

✓ PREPARED BY AND RETURN TO:
SLOCUM LAW FIRM, P.L.L.C.
329 Tate Street
Senatobia, MS 38668
Phone: (662) 301-0035

GRANTORS' ADDRESS AND PHONE:
5461 Koko Reef Drive
Hernando, MS 38632
PHONE: 901-378-5296

GRANTEE'S ADDRESS AND PHONE:
5330C Highway 301 North
Horn Lake, MS 38637
PHONE: 662-781-7749

Property Location: Section 21, Township 3, Range 9
Parcel No.: 3-09-5-21-00-0-00015-00

WARRANTY DEED

EUGENE P. "BAYNE" O'GRADY, ET UX

TO

JANSEN TODD AGNER

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00),
cash in hand paid, and other good and valuable considerations, full
receipt and sufficiency of all of which are hereby acknowledged,
we, EUGENE P. "BAYNE" O'GRADY and wife, CLAUDINE "CELE" O'GRADY, do
hereby SELL, CONVEY, AND WARRANT unto JANSEN TODD AGNER, the

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following described real property located and situated in Tate County, Mississippi, and more particularly described as follows, to-wit:

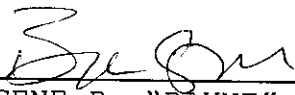
The East half of the Southeast Quarter of the Southeast Quarter of Section 21, Township 3 South, Range 9 West, containing 20 acres, more or less, in DeSoto County, Mississippi.

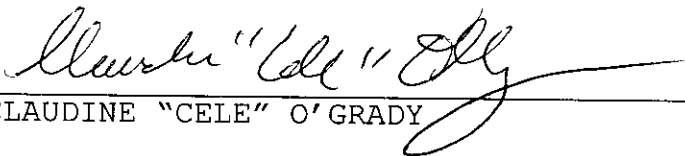
LESS AND EXCEPT a right of way conveyed to DeSoto County, Mississippi described as follows:

Beginning at the southeast corner of Section 21, Township 3 South, Range 9 West; thence west along south line said Section to a point 45 feet west of center of Eudora-Cub Lake Road; thence north and parallel to center said road 1,320 feet, more or less, to north line of the Freddie White tract; thence east along said north line to east line said Section 21; thence south along said section line to the point of beginning together with a 30 foot road right of way already deeded to DeSoto County, meaning to describe a 45 foot right of way west of the centerline of Eudora-Cub Lake Road.

There is excepted from the warranty of this deed the 2009 assessments and liens, which attached by operation of law on January 1, 2009, but which taxes are not due and payable until on or before January 1, 2010; any encroachments or matters which a current and accurate survey of said real property might disclose; any road and/or utility easements or rights-of-way lying in, on, over, or across said real property; and the zoning and/or subdivision ordinances and/or regulations of Tate County, Mississippi. Also excepted from the warranty of this deed are any oil, gas or other minerals or mineral rights which may have been conveyed, retained or reserved by any of the predecessors in title.

WITNESS MY SIGNATURE on this the 25th day of November, 2009.


EUGENE P. "BAYNE" O'GRADY


CLAUDINE "CELE" O'GRADY

STATE OF MISSISSIPPI

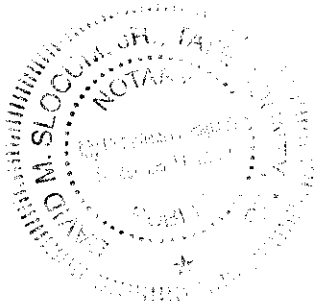
COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority in and for the County and State aforesaid, the within named EUGENE P. "BAYNE" O'GRADY, did acknowledge to me that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed.

GIVEN UNDER MY HAND and official seal of office, this the 25th day of November, 2009.


NOTARY PUBLIC

(SEAL)



STATE OF MISSISSIPPI

COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority in and for the County and State aforesaid, the within named CLAUDINE "CELE" O'GRADY, did acknowledge to me that he signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his free and voluntary act and deed.

GIVEN UNDER MY HAND and official seal of office, this the 25th day of November, 2009.


NOTARY PUBLIC

(SEAL)

